

This instrument was prepared by:  
Whaley & Grimes, P. C.  
244 West Valley Avenue, Suite 200-A  
Birmingham, AL 35209

Send Tax Notice to:  
Anand Lagoo

560 Russet Bend Drive  
Birmingham, AL 35244

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
JEFFERSON COUNTY

) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Three Thousand Four Hundred Fifty and no/100----- to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Henry C. Strickland, III, and wife, Anne R. Strickland

(herein referred to as grantors) do grant, bargain, sell and convey unto

Anand Lagoo and wife, Sandhya Lagoo-Deenadayalan

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 22, according to the Survey of Russet Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to borrowers simultaneously herewith.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$123,450.00 of the purchase price recited above was paid from mortgage loans closed simultaneously.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 26th day of May, 19 92.

WITNESSES  
05/11/1992  
10:16 AM  
NOTARY PUBLIC  
STATE OF ALABAMA  
JEFFERSON COUNTY

Inst. # 1992-1087

(Seal)

Henry C. Strickland III (Seal)  
Henry C. Strickland, III

Anne R. Strickland (Seal)  
Anne R. Strickland

General Acknowledgement

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that Henry C. Strickland, III, and wife, Anne R. Strickland whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May A.D., 1992.

H. Evans Whaley  
Notary Public  
My Commission Expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: AUG. 12, 1995  
BONDED THRU WESTERN SURETY CO.